BOX 14

File29410-8

NEW OWNER:

Preston Eggers
Glen P. Eggers
2137 A 14th Avenue
Nashville, TN 37208

SEND TAX BILLS TO:

Franklin Synergy Bank
722 Columbia Ave
Franklin, TN 37064

081-03-0-J-001.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0057

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170020684 DEEDWARR
Recvd: 03/10/17 09:34 3 pgs
Fees:18.00 Taxes:987.90
20170310-0023693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Seven Thousand and 00/100 Dollars** (**$267,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PRESTON EGGERS, A SINGLE MAN, AS TO AN UNDIVIDED 99% INTEREST, AND GLEN P. EGGERS, A MARRIED MAN, AS TO AN UNDIVIDED 1% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain townhome located in Davidson County, Tennessee, being Unit A of Homes at 2137 14th Avenue North, a Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2137 14th Avenue North of record in Instrument No. 20160210-0012823, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

Note: A prior owner of the property was Evolutions Recovery House, a Tennessee nonprofit corporation which acquired ownership of the property by deed recorded as Instrument No. 20111117-0089776, Register's Office for Davidson County, Tennessee. The said Evolutions Recovery House changed its name to Evolutions Transitional Living, which remained a Tennessee nonprofit corporation, by instrument filed with the Tennessee Secretary of State on August 14, 2013. The said Evolutions Transitional Living, a Tennessee nonprofit corporation conveyed the property to Mohab Khamis and Malak Salama by deed recorded as Instrument No. 20150827-0086777, said Register's Office. This information is stated here to clarify the historical chain of title to the property.

Being thE same property conveyed to TBC Development, LLC, a Tennessee limited liability company by Warranty deed from Mohab Khamis, a married man and Malak Salama, a married man of record in Instrument No. 20151223-0129298 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 23, 2015.

Being also known as 2137 A 14th Avenue Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of **March, 2017**.

TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

James M. Beach, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James M. Beach**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he is a Member of TBC Development, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 8th day of **March, 2017**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **267,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of **March, 2017**.

NOTARY PUBLIC

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 4.5.2019